

## Notice of Amended Application

**Application & File No:** Wax Road Assisted Living & Memory Care  
Amended Commercial Site Development permit, file no. LU16-0016/0025  
Major Tree Clearing permit, file no. LU16-0019/0025  
Binding Site Plan, file no. LU18-0004/0025

**Primary Contact:**

Kevin Carl, Principal Magnet Design & Development 1631 - 15th Ave W, Suite 211 Seattle, WA 98119 206-778-4726	David Bovée, Managing Principal Zenith Capital 4710 - 40 <sup>th</sup> Ave SE, Suite 405 Seattle, WA 98116 206-400-7616
---	---

**Application Submitted:** January 30, 2018

**Date of Complete Application:** February 20, 2018

**Notice of Application:** March 2, 2018

**Project Location:** The subject property is located at 17006 SE Wax Road, Parcel No. 3622059039, and is situated in the NW Quarter of Section 36, Township 22N and Range 5E in the City of Covington, King County, WA.

**Project Description:** The developer submitted an amendment to the commercial site development application approved on March 13, 2017, to modify the proposal to construct a four-story, 79,325 sq. ft. assisted living building with 89 units (previously three story 60,636 sq. ft. building with 66 units), and four one-story memory care facility building with nine units (previously a single story 25,474 sq. ft. building with 32 units) totaling 17,141 sq. ft., and associated site improvements on 3.05 acres in the Town Center (TC) zone. Water service will be provided by Covington Water District and sewer service will be provided by Soos Creek Water and Sewer District. Emergency services will be provided by the City of Covington and the Puget Sound Regional Fire Authority. An amended major tree clearing permit and binding site plan will be reviewed concurrently with the development application.

**Comp Plan/Zoning Designation:** The zoning designation is Downtown Town Center (TC).

**Consistency with Applicable City Plans and Regulations:** This proposal will be reviewed for compliance with all applicable City of Covington ordinances; including Title 18-Zoning, Title 12-Design and Construction Standards, Title 14-SEPA Environmental Review, Title 13-Surface Water regulations, and applicable design requirements.

**Other known permits not included in this Application:** Engineering Phase Review, Clearing and Grading Permit, Building Permits (compliance with the International Building, Fire, Mechanical and Plumbing Codes); Certificates of Water and Sewer Availability; applicable Right-of-Way Permits from the City; issuance of other permits required by separate jurisdictions (i.e. CenturyLink, Puget Sound Energy, etc.); and any other permits as deemed necessary.

**Comment Period:** March 2, 2018 – March 23, 2018

*This is a Type 2 Application in accordance with CMC 14.30.040 whereas the City of Covington Community Development Director issues the final decision for the Commercial Site Development application. The Community Development Director is the SEPA official for the project. To make written comments, please mail or hand-deliver specific comments to City Hall, Community Development Department, 16720 SE 271st Street, Covington, WA 98042, no later than **March 23, 2018**. Please contact Permit Services at 253-480-2400 or via email at [permitservices@covingtonwa.gov](mailto:permitservices@covingtonwa.gov) should you have any questions. Project documents are available for reference online via the city's website at [permits.covingtonwa.gov/citizen](http://permits.covingtonwa.gov/citizen). Search by permit number (LU16-0016).*